RECORD AND RETURN TO:
NASHVILLE ESCROW COMPANY
2209 CRESTMOOR ROAD, SUITE 220
NASHVILLE, TN 37215
(99-817)

56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

NASHVILLE ESCROW CO.
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

Instr:200001060001932 Page: 1 OF 2
REC'D FOR REC 01/06/2000 12:29:17PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $236.43

THIS INDENTURE, made and entered into as of the 9th day of December, **1999** by and between

BONNIE THOMPSON ,

hereinafter referred to as Grantor, and

RAMONA SIMPSON, A SINGLE PERSON ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

BEING LOT NO. 1 ON THE RESUBDIVISION OF LOT NOS. 46, 47 , 48 AND 49 OF N. H. HOBSON'S SUBDIVISION OF RECORD IN PLAT BOOK 3500, PAGE 73, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION. SAID DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE THE SAME AS IF COPIED FULLY HEREIN VERBATIM.

BEING THE SAME PROPERTY CONVEYED TO G.F. CRANOR AND WIFE, NANCY CRANOR BY WARRANTY DEED FROM HENRY MCCLUSKEY AND WIFE, LAURA LOU MCCLUSKEY DATED JUNE 03, 1938 OF RECORD IN BOOK 1046, PAGE 591 FURTHER CONVEYED TO BONNIE THOMPSON BY WARRANTY DEED FROM G.F. CRANOR AND WIFE, NANCY CRANOR DATED APRIL 30, 1999 OF RECORD IN BOOK 11458, PAGE 107.

BEING ALL THE SAME PROPERTY CONVEYED TO BONNIE THOMPSON BY DEED FROM G.F. CRANOR AND WIFE, NANCY CRANOR BY JARMAN M. CRANOR, II, THEIR ATTORNEY IN FACT, OF RECORD IN BOOK 11458, PAGE 107, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

BONNIE THOMPSON

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **BONNIE THOMPSON** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, ~~1999~~.

TRACY A. HOBBY NOTARY PUBLIC

Notary Public

Commission Expiration: [illegible] Expires 9/16/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$63,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ramona Simpson
Affiant

Subscribed and sworn to before me this 9th day of December, 1999.

TRACY A. HOBBY NOTARY PUBLIC

Notary Public

Commission Expiration: [illegible] Expires 9/16/2001

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	RAMONA SIMPSON 715 SOUTH 11TH STREET NASHVILLE, TN 37206	715 SOUTH 11TH STREET NASHVILLE, TN 37206 MAP PARCEL NUMBER 94-01-O-112.05